Ebbsfleet Development Corporation
The Observatory
Castle Hill Drive
Castle Hill
Ebbsfleet
Kent
DA10 1EE
www.ebbsfleetdc.org.uk

Application for a non-material amendment following a grant of planning permission.

Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	65
Suffix	
Property name	1 Aragon House
Address line 1	Cherry Orchard
Address line 2	Castle Hill
Address line 3	
Town/city	Ebbsfleet Valley
Postcode	DA10 1AD

Description of site location must be completed if postcode is not known:

Easting (x)	560207
Northing (y)	173321

Description

2. Applicant Details

Title	Mr
First name	Quinton
Surname	Hill-Lines
Company name	Newcrest Estates
Address line 1	Newcrest Estates
Address line 2	8 St James's Square
Address line 3	
Town/city	London

2. Applicant Details

Country	
Postcode	SW1Y 4JU

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Andrew
Surname	Blythe
Company name	Barton Willmore
Address line 1	7 Soho Square
Address line 2	
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	W1D 3QB
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates? (•) Yes ( ) No

If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given? ( ) Yes ( ) No (•) Not Applicable

5. Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Reserved matters application (details relating to access, appearance, landscaping, layout and scale) for the construction of a mixed use building comprising 10 townhouses, 46 apartments, up to 911m2 of retail floorspace (A1, A2, A3, A5) and associated car parking, circulation space, landscaping, infrastructure, earthworks and Broadband Action Plan, pursuant to conditions 2, 25, 28 and 30 of outline application DA/12/01451/EQVAR.

Reference number:	EDC/17/0067

5. Description of Your Proposal

Date of decision: 27/09/2017

What was the original application type? Full planning permission

For the purpose of calculating fees, which of the following best describes the original application type?

- ○ Householder development: Development to an existing dwelling-house or development within its curtilage
- ◉ Other: anything not covered by the above category

6. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

We're seeking to revise the soft landscaping design within and around the car park. These changes will include the following;

•Removal of 11 no. trees along northern perimeter of car park;
•All 11 removed trees to be replaced in various locations within or adjacent to the car park;
•Eight trees to be located within the consented application boundary in new or existing tree pits/shrub beds raised kerbs;
•Three trees to be located adjacent to site and outside of the application boundary in existing shrub beds. Details to be submitted under a separate application.
•Planting enhanced to two planting strips located outside of the application boundary and within Henley Camland's ownership. Details to be submitted under a separate application.
•Two no. of low lying car park walls are to be removed
•Planter to be installed adjacent to commercial service yard and refuse store

In addition to the above landscaping design amendments, we are also seeking to amend Condition 6 of the Reserved Matters Application (ref EDC/17/0067). This S96A application seeks to remove parts A and C of the condition as worded below;

•Notwithstanding the approved plans set out in condition 2 above, no development above foundation level shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:
a) Ornamental planting mix
b) A section drawing of the planter to the front elevation of the townhouses
c) Tree pit details The details shall broadly accord with the details in the approved landscaping plan submitted with the application and the development carried out in accordance with the approved details.
Reason: To ensure a satisfactory appearance to the development.

Please refer to a revised ornamental planting mix (drawing ref L5) and revised tree pit details (drawing ref L6) for amended details and information.

Are you intending to substitute amended plans or drawings? ◉ Yes ○ No

If yes please complete the following

Old plan/drawing numbers

L1 - Rev N

New plan/drawing numbers

L1 - Rev R

Please state why you wish to make this amendment

Site constraints have led to conflicts between 11 proposed tree pits along the northern perimeter of the car park and a footpath. A low voltage cable serving all 46 apartments and three retail units, as well as power cables to the external lighting columns are located under the footpath. Site constraints have required that the cables be laid through the previously proposed tree pits locations.

The brief for the new landscape design proposals has been to maximise the re-provision of trees where possible and in locations where they have a high probability of establishing. Further opportunities will also be taken to maximise the soft landscaping both in and around the perimeter of the site.

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ○ The agent
- ◉ The applicant
- ○ Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

8. Pre-application Advice

Title	Mr
First name	
Surname	
Reference	

Date (Must be pre-application submission)

15/07/2021

Details of the pre-application advice received

Extensive and detailed discussions have been held between the Applicant (Newcrest), the design team (Barton Willmore), the Ebbsfleet Development Corporation and their landscape consultant (CSA) over the proposed landscape design changes for the development. These discussions began in April 2021 and the revised design has been carefully considered against the advice provided from both the EDC and CSA.

9. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

10. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	03/08/2021